



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 6th June 2022, Memorial Hall, Committee Room

Public Forum: None.

Present during the meeting: I Lovegrove, Chair
Cllrs: A Hewitt, S Humphreys, M Johnstone, R Pusey, L Cook, C Bunting, V Marshall,
J Brooke, S Rhodes

Also present: Tracy Georgiades, Deputy Clerk

P2022/10 **Apologies:** None

P2022/12 **Declarations of Interest:** None.

P2022/13 **Minutes:** It was agreed by all that the Minutes of the meeting held on Tuesday 3rd May 2022 should be signed as a correct record.

P2022/14 **Matters arising**

1. **Station Approach** – PL/21/0534/FA – Determination date reading: Thursday, 17 June 2022
2. **Enforcement case letters** – we are receiving correspondence from Bucks Council's Enforcement officer G Davies, not as requested Mr Ian Thompson, Director of Planning, Bucks Council. Council letters of 10 May 2021 and 25 October 2021 are reported as lost. The 25 October letter sent to Mike Shires by email and post had a reply email copying in Planning Enforcement Mailbox: planningenforcement@buckinghamshire.gov.uk dated the same day. The letter dated 10 May 2021 was sent by post and email to Mike Shires by the previous deputy clerk. There is progress on Enforcement cases and circulation of a planning committee response pending approval to send to G. Davies.
3. **Arki's Farm** – PL/21/3837/FA – the update from the Planning Inspectorate following the letter sent regarding possible errors in process was noted. (A call from the Planning Inspectorate advised re-directing the comments to Dept for Levelling up, Housing & Communities, as the Planning Inspectorate cannot accept an appeal from a third party, only the applicant can request an appeal.) It was agreed to send the letter to the Department for Levelling up, Housing & Communities, with a copy to appropriate Bucks Council representatives (Gareth Williams, Martin Tett and Peter Martin). Letter (21 May) was sent to Jeremy Pocklington, Permanent Secretary, CLG. The letter will be forwarded by email seeking a response for Council. The Parish Council agreed to send a follow-up letter which reiterate comments made already by Cllr Rhodes to Bucks Council re Arki's Farm's enforcement issues involving buildings and developments following a meeting on site with BC.
4. **Idaho Cottage pond** – PL/21/2143/FA **Erection of new dwelling and detached garage Land Adjacent to Idaho Cottage 36 Wycombe Road Prestwood HP16.** The Parish Council agreed to oppose the development of Idaho Cottage and the risk to habitat of the great crested newt population. A councillor reports that the pond is currently surrounded by Newt proof netting presumably to relocate the colony before development. Who gave permission for relocation or eradication?
Has this application commenced? No conditions found on the BC Planning Portal and no case officers report. GMPC to find out from BC a contact and back track records and dates to clear up ambiguity of status and permissions granted.

5. PL/22/1223/CONDA Approval of Condition 15 (Ecological Enhancements) of planning permission PL/19/4163/FA Chestnut House Broombar Lane Great Missenden - the condition is breached in every respect and BC Planning Enforcement, Ms Islam enforcement Officer, has been emailed photos by County Councillor, P Martin. Developer ignoring all conditions and ecology damage. Mike Shires has called it environmental vandalism.

P2022/15 **Public Forum - None.**

P2022/16 **Planning Applications – Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Monday, 30th May 2022, is as follows:**

1. **Withywell House 36 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**
Non-Material Amendment to planning permission PL/21/4791/FA (Part single/part two storey side and front extensions, raising roof of existing single storey side extension, detached garage and changes to fascia materials) to allow for changes to approved windows and door and additional rear dormer windows, rooflights and garage pedestrian door.
Ref. No: PL/22/1854/NMA **No Objection**
2. **Gable End High Street Great Missenden Buckinghamshire HP16 9AA**
T1-T2 hawthorn - removal to ground level and grind stumps; T3 lilac - removal to ground level of and grind stump. (Great Missenden Conservation Area).
Ref. No: PL/22/1707/KA **No Objection**, but GMPC would not want Hedge removed during bird nesting.
3. **77 Wrights Lane Prestwood Buckinghamshire HP16 0LG**
Extension of garage
Ref. No: PL/22/1691/FA GMPC has **no objections** to the subject Application, however, would ask that the LA closely consider whether the vision splays and off-street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.
4. **24 Clare Road Prestwood Buckinghamshire HP16 0NR**
Single storey rear extension and new front porch
Ref. No: PL/22/1613/FA **No Objection**
5. Approval under Paragraphs 2, 3 and 12 of **Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017** for 2 No. Buildings, Earthworks, Fencing, Artificial Lighting Equipment, a Screening Louvre and the Compound Site Restoration Landscaping at Chesham Road Intervention Shaft.
Land To The South Of The B485 Chesham Road, Approximately 160 Metres East From The B485 Junction With Kings Lane and 670 West From The B485 Junction With Hyde Heath Lane, West Of Hyde End, Buckinghamshire.
Ref. No: PL/22/1542/HS2 Notification only
6. **Woodside Cottage 86 Kings Lane South Heath Buckinghamshire HP16 0QU**
Schedule 18 Heritage Agreement Method Statement for the installation of movement monitoring equipment to 86 Kings Lane, South Heath, Great Missenden
Ref. No: PL/22/1573/HS2 Notification only
7. **Mellow Cottage Great Kingshill Farm Stag Lane Great Kingshill Farm Buckinghamshire HP15 6EW**
Demolition of **existing** dwelling and outbuilding and erection of detached dwelling
Ref. No: PL/22/1517/FA GMPC OBJECTS.

GMPC is aware the NPPF 149 allows for limited infill development in villages. This site in the village of Great Kingshill is in the washed over area of the green belt. However, we object to the current application on the basis:

- 1) The site is in a rural location, with trees nearby and is a known bat habitat area. No Preliminary Ecological Appraisal or Preliminary Roost Assessment have been submitted and without up-to-date survey information it is not possible to assess the impacts of the works on any potential protected species, such as bats, and thus meet the requirements of the NPPF. As such, there is insufficient information to demonstrate that the proposal would conserve and enhance biodiversity and the proposal is therefore contrary to Policy CS24 of The Core Strategy for Chiltern District, Adopted November 2011, the aims of the National Planning Policy Framework, 2019, and The Conservation of Habitats and Species Regulations 2017 (as amended)
- 2) The applicant's statement by "Progress Planning" that "the proposal seeks to increase the biodiversity value of the site through the inclusion of a residential garden" is wholly inadequate and again is insufficient information to demonstrate that the proposal would conserve and enhance biodiversity in accord with the NPPF.
- 3) We consider it essential for Enforcement and Planning to visit this site. This is not a working farm, and a number of developments appear to have been undertaken outside of the residential curtilage, in the green belt that are not agricultural and in conflict to the protections afforded the AONB and Green Belt. Whilst one "residential" unit appears to have been timed out for enforcement action, it is also apparent from aerial views hardcore rubble has been dumped at this location in the AONB Green Belt. In addition, it is apparent the property to the left of this site, on Stag Lane, contains a very large barn not in agricultural use. We cannot see that permission exists for commercial storage of vehicles at this site and again enforcement should investigate.

The tree barriers between fields in this area are somewhat ancient and the 15m rule should be considered in any proposed development.

8. **Syringa and Stoke Cottage Ballinger Road South Heath Buckinghamshire HP16 9LQ**
Demolition of existing semi-detached cottages and their detached garages. Construction of two detached dwellings with parking and associated landscaping
Ref. No: PL/22/1451/FA GMPC does **not object** but would ask Bucks Council to consider whether the parking is commensurate to allow safe vehicular ingress and egress in forward gear along with safe manoeuvring within the site and that vision splays and off-street parking spaces are sufficient.
9. **Hammond House Grimms Hill Great Missenden Buckinghamshire HP16 9BA**
Single storey front/side and rear extensions
Ref. No: PL/22/1326/FA **No Objection**
10. **Orchard Croft Grimms Hill Great Missenden Buckinghamshire HP16 9BA**
Single storey side and rear extension with mezzanine floor, alterations to existing conservatory including the roof, windows and squaring off, garage conversion to living space, erection of a carport/store and widening of access road
Ref. No: PL/22/1219/FA **GMPC does not object**, but the planning committee strongly urges that alteration of the property gives deference to the hedgerow and provides a biodiversity gain.
11. **9 Beech Lane Prestwood Buckinghamshire HP16 9DP**
Single storey rear and side extension following the demolition of existing conservatory
Ref. No: PL/22/0994/FA **No Objection**
12. **36 Honorwood Close Prestwood Buckinghamshire HP16 9HJ**
Single storey side extension, front porch, conversion of garage to living space and changes to doors and windows

Ref. No: PL/22/0954/FA **GMPC has no objections** to the subject Application, however, would ask that the LA closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.

13. **Oakley House Clarendon Road Prestwood Buckinghamshire HP16 0PL**
Single storey rear extension with porch canopy, single storey side infill extension linking garage to house, front and rear extensions and pitched roof to existing garage and partial conversion to habitable space
Ref. No: PL/22/1349/FA **No Objection**
14. **The Gables Honor End Lane Prestwood Buckinghamshire HP16 9QY**
Two storey front, part two, part single storey rear/side and first floor rear extensions, additional roof lights to rear elevation and new vehicular access
Ref. No: PL/22/1341/FA **No Objection**
15. **13 - 15 Station Approach Great Missenden Buckinghamshire HP16 9AZ**
Installation of 2x rear extract flues
Ref. No: PL/22/0941/FA **No Objection**
16. **Change of use to lawn burial cemetery**
Land Adjacent To Great Missenden Cemetery Church Lane Great Missenden HP16 0QR
Ref. No: PL/21/4723/FA
For information: application to be considered by the **East Area Planning Committee, 31 May 2022**
17. **Eden Cottage 6 Chequers Lane Prestwood Buckinghamshire HP16 9DW**
Single storey rear extension
Ref. No: PL/22/1116/FA **No Objection**

P2022/17 **Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 30th May 2022:
 1. **Holly Hatch Cottage Nags Head Lane GREAT MISSENDEN HP16 0HD Ref. No: PL/21.1477/FA - Refused.** Appeal against Refusal APP/X0415/W/21/3279497. Appeal allowed – with conditions – 11.04.22. Noted.
 2. **4 Upper Hollis, Great Missenden, Buckinghamshire HP16 9HP Ref: PL/21/3781/FA – Refused.** Appeal APP/X0415/D/22/3291948 lodged 22 March 2022. Status – *In progress. Written appeal.* Noted. No additional comments at this time.
 3. **Great Missenden Garage Rignall Road, Great Missenden, Bucks HP16 9AW Ref: No: PL/21/2075/FA.** Appeal: APP/X0415/W/21/3289172. Status – *in progress. Written appeal – any further written representations to be submitted by May 16th.* Noted. No additional comments at this time.
 4. **Land Adjacent to Hampden Farm Barn, Greenlands Lane, Prestwood, Bucks HP16 9QX. Ref.No: PL/21/1676/OA.** Appeal: APP/X0415/W/22/3292251 Status – *in progress. Hearing procedure – no date confirmed yet for hearing.* Update on joint appeal with APP/X0415/W/22/3297304 noted. The Parish Council will await confirmation of the hearing date to consider attendance and any subsequent comments. Hearing in Amersham first week in July.
- b) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 30th May, were reviewed and accepted.

P2022/18 **Matters for information**

1. It was not on the Planning Agenda but Holly Hatch Cottage was discussed at the meeting because of noted hedge removal at the address. Lots of applications but it appears on a review to be acceptable.

Holly Hatch Cottage (formerly The Beeches) Nags Head Lane Great Missenden Buckinghamshire HP16

OHD *Outline planning permission for erection of a detached two-storey dwelling with side extension 2 storey/1 storey with access, parking and amenity space*

Ref. No: PL/19/2902/OA | Validated: Tue 20 Aug 2019 | Status: Decided

PL/214615/CONDA – ecology

PL/21/4614/CONDA – boundary outline permission

PL/211477/FA – demolition of conservatory

This means the reserved matters/conditions (details) must be submitted within 3 years.

It appears this has been happening prior to the three-year deadline of 14 Oct 2022 and so long as the development is in accord with the detail of the reserves matters and conditions it appears to be in order

2. **Land Adj To 79 High Street Prestwood Buckinghamshire HP16 9EJ** (not on Planning Agenda) was discussed. Erection of a detached dwelling with attached garage and widening of existing vehicular access.
Ref. No: PL/19/4318/FA | Validated: Thu 02 Jan 2020 | Status: Decided
No apparent permission for relocation/removal of the post box and uncertainty as to whether boundary treatments are in accordance with consents and within the applicant's curtilage or on public/highway's land. Councillor Rhodes will investigate and if pertinent will log an Enforcement breach on the planning portal as a resident.

P2022/19 **Date of the Next Meeting: Monday 4 July, Great Missenden Memorial Hall, Committee Room.**

Meeting Closed: 9.05 pm